

T08N-R02W-07_0000_MCS

SELLER'S AFFIDAVIT

STATE OF INDIANA, COUNTY OF MONROE SS:

RICHARD J. STEVENS and PAMELA M. STEVENS, HUSBAND AND WIFE being first duly sworn state that they as Seller are this day conveying to JOHN N. WANCHIC and CECELIA H. WANCHIC, HUSBAND AND WIFE, hereinafter referred to as Buyers, by Warranty Deed, the following described Real Estate in Monroe County, Indiana:

Part of the Southwest quarter of the Northeast quarter of Section 7, Township 8 North, Range 2 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a pipe found marking the Northeast corner of said quarter-quarter section thence South One (01) degree, Twenty-six (26) minutes, Forty-four (44) seconds West 726.00 feet along the East line of said quarter-quarter section to a 5/8 inch rebar with cap set; thence North Eighty-eight (88) degrees, Twenty (20) minutes, Nine (09) seconds West 600.00 feet to a 5/8 inch rebar with cap set; thence North (01) degree, Twenty-six (26) minutes, Forty-four (44) seconds East 726.00 feet to a 5/8 inch rebar with cap set on the North line of said quarter-quarter section; thence along said North line South eighty-eight (88) degrees, Twenty (20) minutes, Nine (09) seconds East 600.00 feet to the point of beginning. Containing 10.00 acres, more or less. Subject to, and also a roadway agreement (instrument #2001016328) being 10 feet North and 10 feet South of the North line of the above described tract.

ALSO, subject to a 25 feet wide easement described as follows: Beginning South One (01) degree, Twenty-six (26) minutes, Forty-four (44) seconds West 10.00 feet from a pipe found marking the Northeast corner of the Southwest quarter of the Northeast Quarter of Section 7, Township 8 North, Range 2 West, Monroe County, Indiana, thence South One (01) degree, Twenty-six (26) minutes, Forty-four (44) seconds West 25.00 feet; thence North Eighty-eight (88) degrees, Twenty (20) minutes, Nine (09) seconds West 600.00 feet; thence North One (01) degree, Twenty-six (26) minutes, Forty-four (44) seconds East 25.00 feet; thence South Eighty-eight (88) degrees, Twenty (20) minutes, Nine (09) seconds East 600.00 feet to the point of beginning. and commonly known as 8955 W. Rice Road, Bloomington, Indiana 47403.

In connection with the sale of the Real Estate, Seller has furnished Buyer with a commitment for an owner's policy of title insurance for the Real Estate under date of April 21, 2005, issued by Daniel C. Stewart, as representative of Stewart Title Guaranty Company, File #: 05190.

Seller has an indefeasible estate in fee simple in the Real Estate; and the Real Estate is free and clear of every kind or description of lien, lease or encumbrance except the following:

1. Easements, agreements and restrictions of record disclosed in said commitment.
2. Current taxes not delinquent.
3. Whatever matters affecting the Real Estate, if any, are disclosed in the Commitment.

John Wanchic 8955 W. Rice Rd
Susie Wanchic
Nancy Paul Byrd not Nov. 21, 2006
Sec 7 T8N R2W 900 am
Richard & Pamela Stevens May 6 2005
20 ft easement on
north boundary
Steve Archer survey



(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

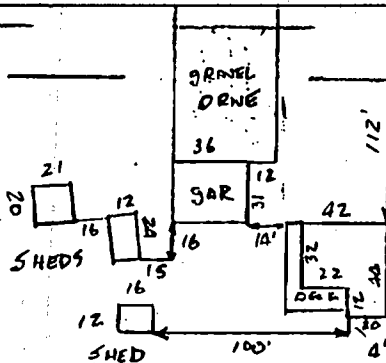
Property Address: 8955 W. Rloo Road, Bloomington, Indiana 47403

NE COR
SW 1/4 - NE 1/4
Sec 7-8N-2W

20' EASEMENT

588° 20' 09" E 600.00

25' EASEMENT



2-Story
WOOD

N 10° 26' 44" E 726'

10.00 AC

S 10° 26' 44" W 726'

N 88° 20' 09" W 600.00



Steve Archer
P.O. Box 1296
Bloomington, IN 47402
(812) 334-8941
Fax (812) 323-7699

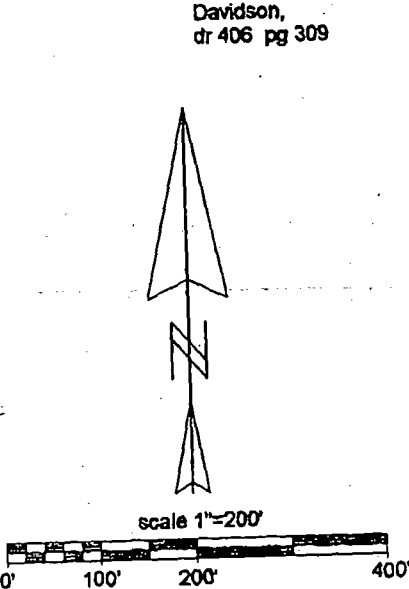
Owner of Record

Byrd, Paul J. & Nancy H.
deed record 341 pg 233

Basis of Bearings

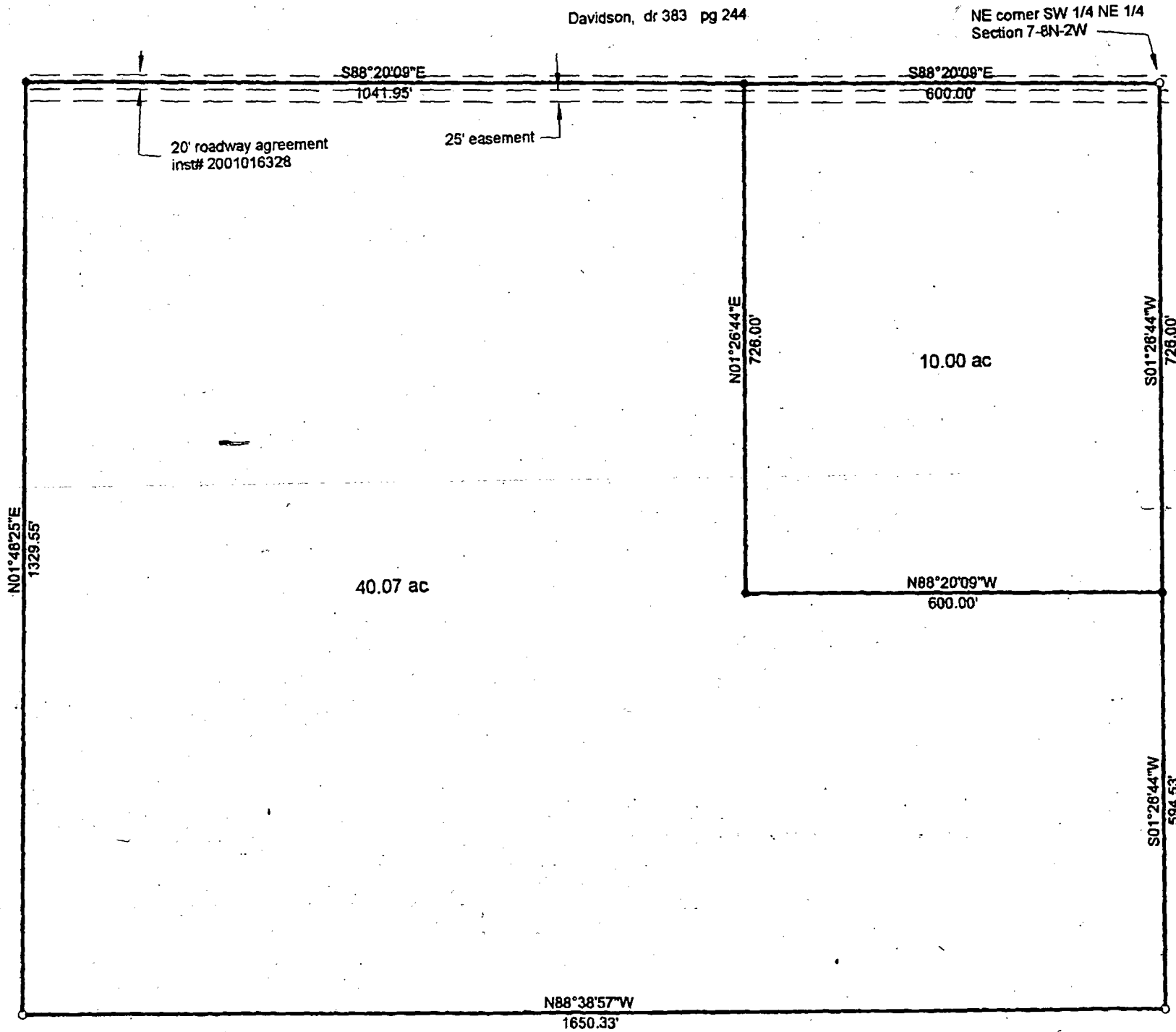
North Line SW quarter of the NE
quarter rotated to S 88°20'09"E
as per survey of adjoiner to the
North, Davidson by Lee Utt

- 5/8_Inch rebar & cap set
- Iron_Pipe found



I, Steven W. Archer, hereby certify that I am a Registered Land Surveyor,
licensed with the Laws of the State of Indiana, and that the above plat and
descriptions correctly represent a land survey performed by me or under
my direct supervision and that the monuments shown thereon actually exist
and are to the best of my knowledge and belief accurately shown.
August 3rd, 2002

Steven W. Archer
Steven W. Archer
RLS 8700094



White
dr 411 pg 95

Banks, dr 470 pg 34

Crittenden, dr 344 pg 242

8123353672

beverly healthcare bloc

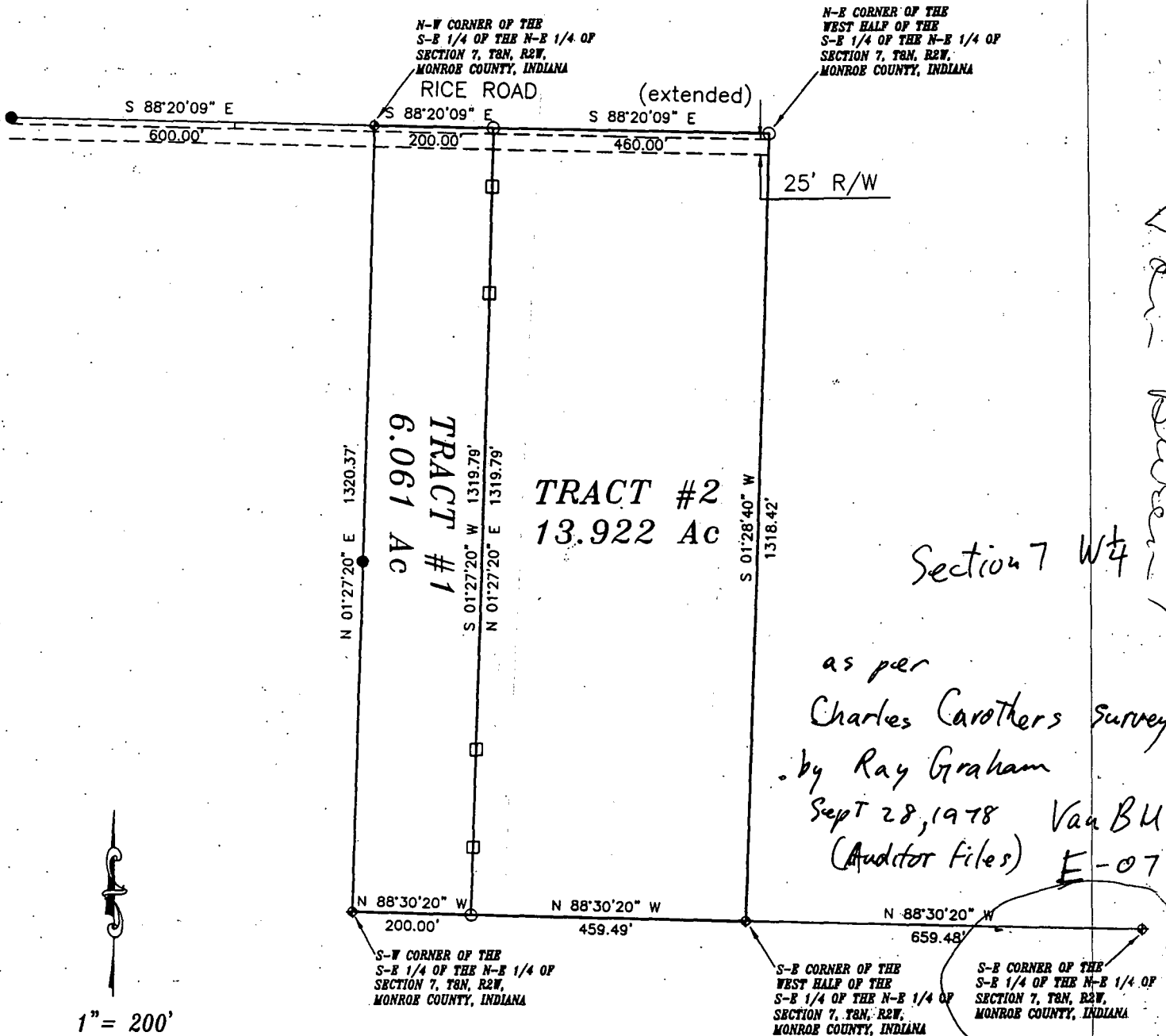
Smith & Meaboar, inst# 2001013529

10:26:24 a.m.

11-21-2006

4/4

**MEEBOER'S
ADMINISTRATIVE SUBDIVISION
TYPE "A"**
SECTION 7, T-8-N, R-2-W,
MONROE COUNTY, INDIANA.



Surveyor's Certification:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me and that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

3/15/04
Date

Lee Utt, R. L. S. #30089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
Phone #: (812) 332-6366



SUBDIVIDER/DEVELOPER

Donna R. Meeboer
5775 East 350 North
Brownsburg, Indiana 46112

SOURCE OF TITLE:
D.R. 289, Pg. 212

LEGEND

These standard symbols will be found in the drawing.

- FOUND ARCHER IRON PIN
- ◆ FOUND 3/4" IRON PIPE
- SET 5/8" IRON PIN
- SET 5/8" IRON PIN

PLAT SHEET
03/01/04
1

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

DATE
03/01/04

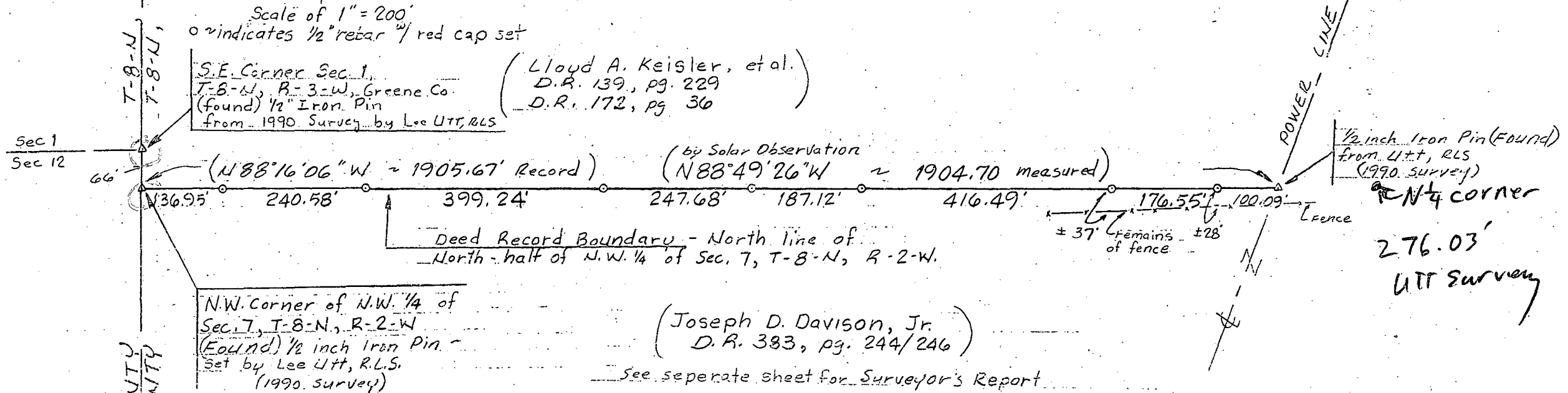
DATE
03/01/04

**MEEBOER
ADMINISTRATIVE SUBDIVISION
TYPE "A"**



LEE UTT
LAND SURVEYING
1604 S. HENDERSON STREET
BLOOMINGTON, IN 47401
PHONE (812) 332-6366
FAX (812) 332-6366
CELL (812) 332-6366

Plat of Survey - Line Staked
 Sec. 7, T-8-N, R-2-W
 Monroe County, Indiana
 Client - Record Owner: Joseph D. Davison, Jr.
 Job # 90-5-42

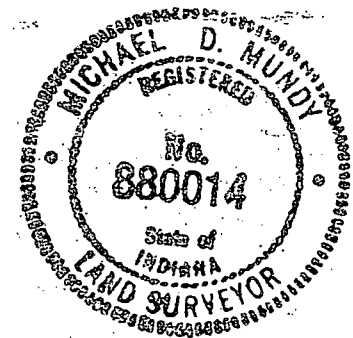


CERTIFICATION

I certify that to the best of my information, knowledge,
 and belief, this plat represents a survey as completed by me
 on the 12th day of March, 1992.

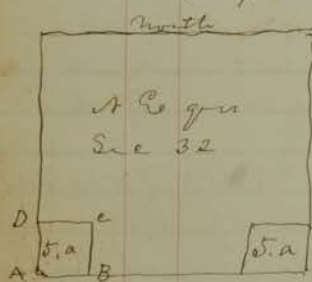
Michael D. Mundy

Michael D. Mundy, Land Surveyor No. 880014
 P.O. Box 244
 Ellettsville, Indiana 47429



April 8th 1857

Layed off in the Sth corner of the Nth Eth q^{tr} of Section 32 T⁹ R¹ W for Dr Mcguistham five acres beginning at the Sth Eth cor and running East $47\frac{1}{3}$ poles then South $16\frac{1}{3}$ poles then West $47\frac{1}{3}$ poles then South to the Beginning $16\frac{1}{3}$ poles Set a stone at the Nth Eth & Sth corners of said lot Nth Eth cor witness Two Birch 10 inches diameter with 43 c^{ts} to poplar 14 inch diam Sth Eth 50 c^{ts} dist



South

Sth Eth cor witness Tree Elm 4 inch diam Nth Eth 27 c^{ts} witness at Sth Eth cor B. Walnut 4 in diam Sth Eth 46 c^{ts} distant John Blair & Thomas Blair chain Bearers done

James Woodburn M C S

Oct 26th 1857

Surveyed in section 7 T⁸ R² W for Richard Lane and established the Sth Eth & Sth Wth corners of the Nth Eth q^{tr} of the Nth Wth q^{tr} of said section witness Trees at Sth Eth cor Birch 16 in diam Sth Eth 13 c^{ts} dist Birch 12 inch diam Sth Eth 21 c^{ts} dist planted a stone at each corner Nth Eth cor witness Trees at Sth Eth cor Jacob Lane & Bartow Lane chain Bearers

James Woodburn M C S

Nov 29th 1857

Survey for John Seward the Sth Eth q^{tr} of the Sth Wth q^{tr} of Sec 28 T⁹ R¹ W and established the Nth Eth & Nth Wth corners of said lot witness Trees at Nth Eth cor Birch 30 inch diam Sth Eth 34 c^{ts} dist Birch 10 inch diam Sth Eth 49 c^{ts} dist witness Nth Eth cor Logwood 3 Sth Eth 40¹/₄ c^{ts} dist Jack Son Bell } chain James Cook } Bearers

James Woodburn M C S

April 5th 1857

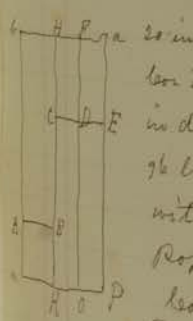
John Blair
the following
witness
diam 16¹/₃
cor B
diam
c^{ts}
cor
diam
dist
cor



Sec 6 41
Oak Ridge
witnessed

April 17th 1857

in section
corners
witnessed



A 12¹/₂ c^{ts}
witnessed

118 c^{ts} dist

118 c^{ts} dist

118 c^{ts} dist

118 c^{ts} dist

118 c^{ts} dist

118 c^{ts} dist

118 c^{ts} dist